

City of Alexandria, Virginia



Armistead L. Boothe Park Field Conversion Environmental Exception

**Park and Recreation Commission
March 18, 2021**



Commission Actions



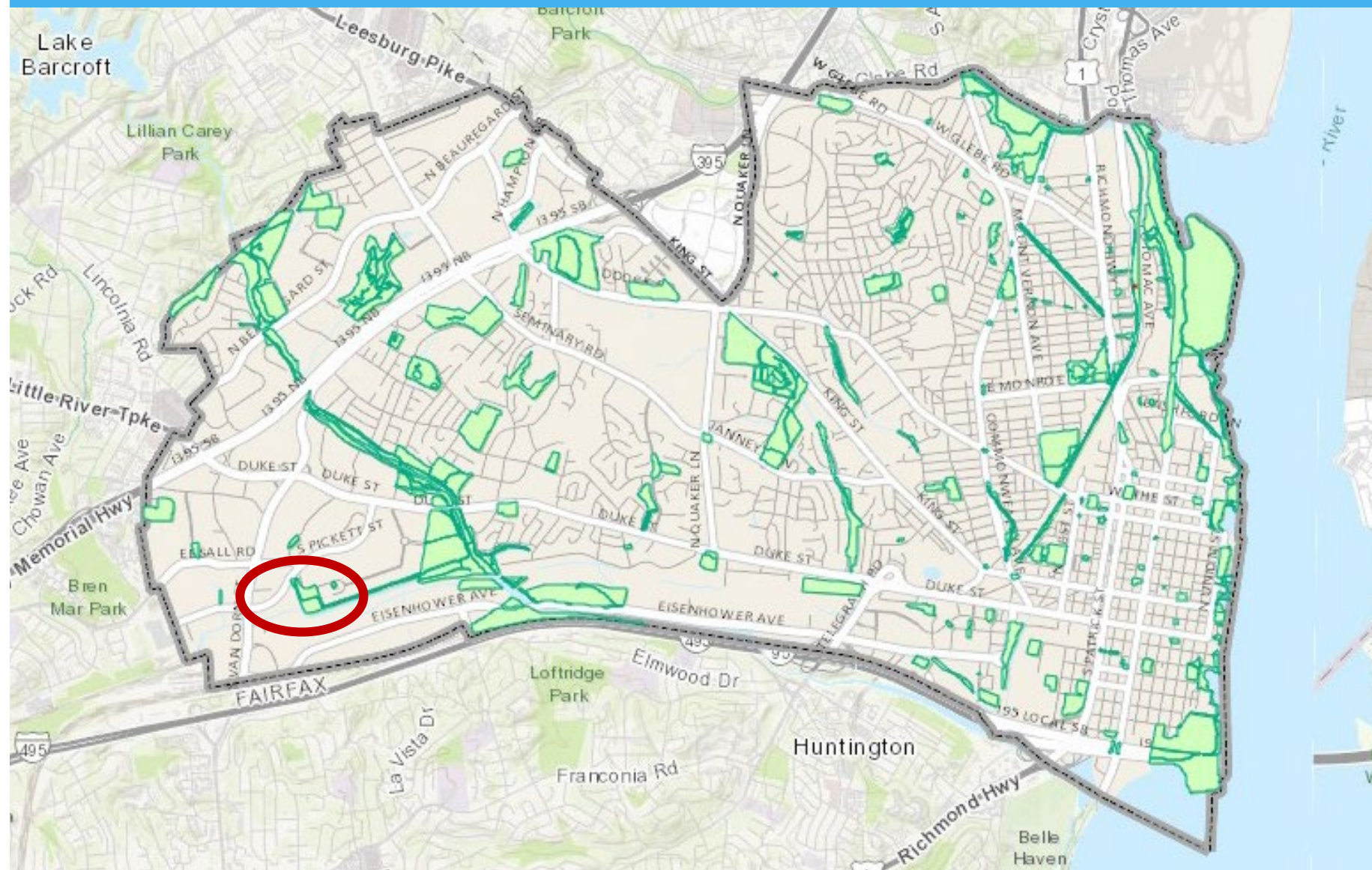
1. Commission to receive the presentation and provide comments on the Environmental Exception for the Armistead L. Boothe Park Field Conversion.
2. Commission to schedule a Public Hearing on the Environmental Exception for April 15, 2021.
3. Staff is seeking the Commission's endorsement of the Environmental Exception on April 15, 2021 after Public Hearing.

Agenda



1. Staff Presentation
2. Commission Discussion
3. Community Outreach and Approval Process

Site Location





Project Background and Timing

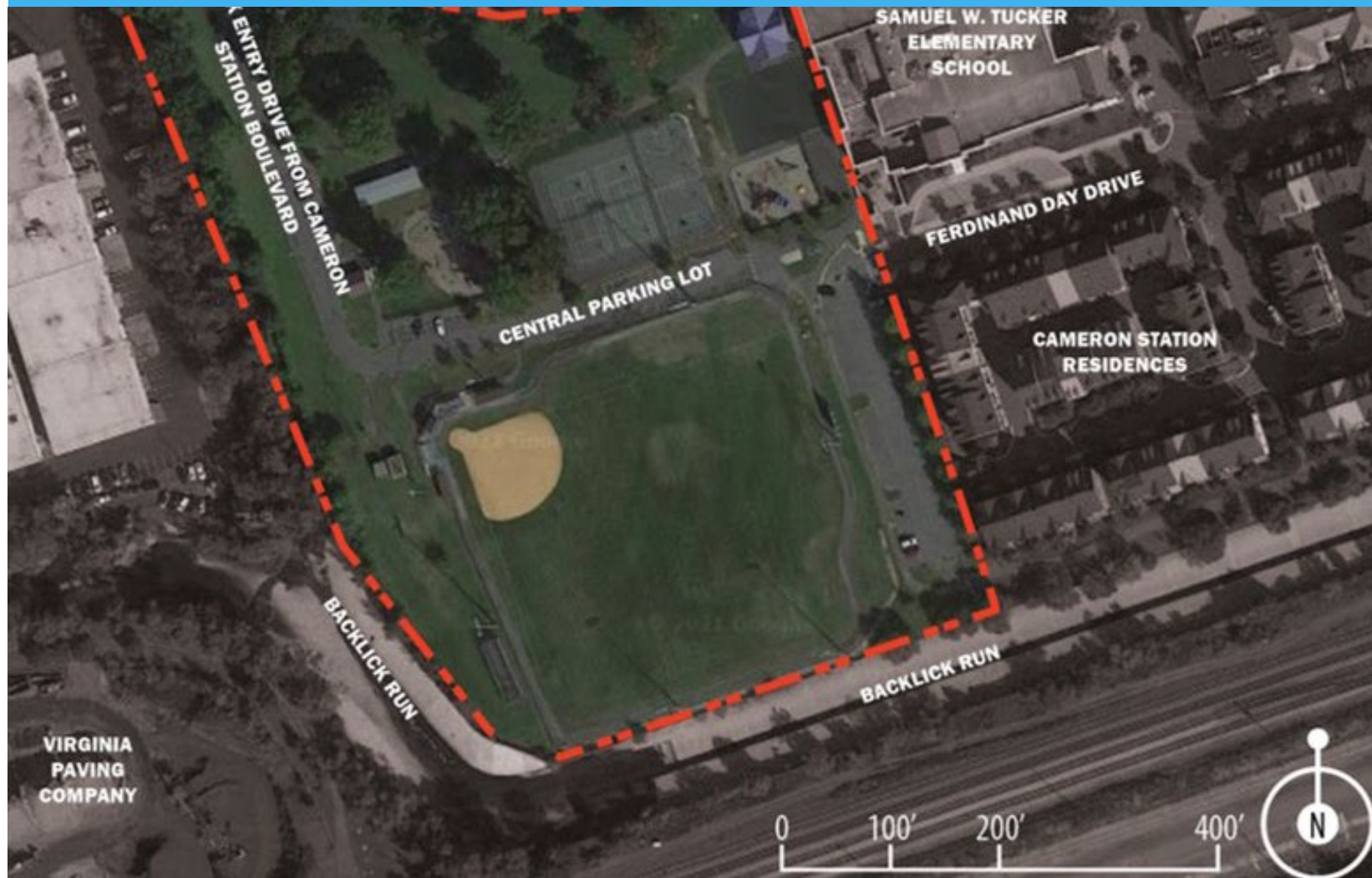
Field History

- 1940's – The site was developed as part of the Army Base
- 1995 – The Cameron Station base closed
- 1998 – Special Use Permit for the current diamond ball field and existing infrastructure was approved by City Council
- 2004 – City Council approved an electronic scoreboard for the existing field

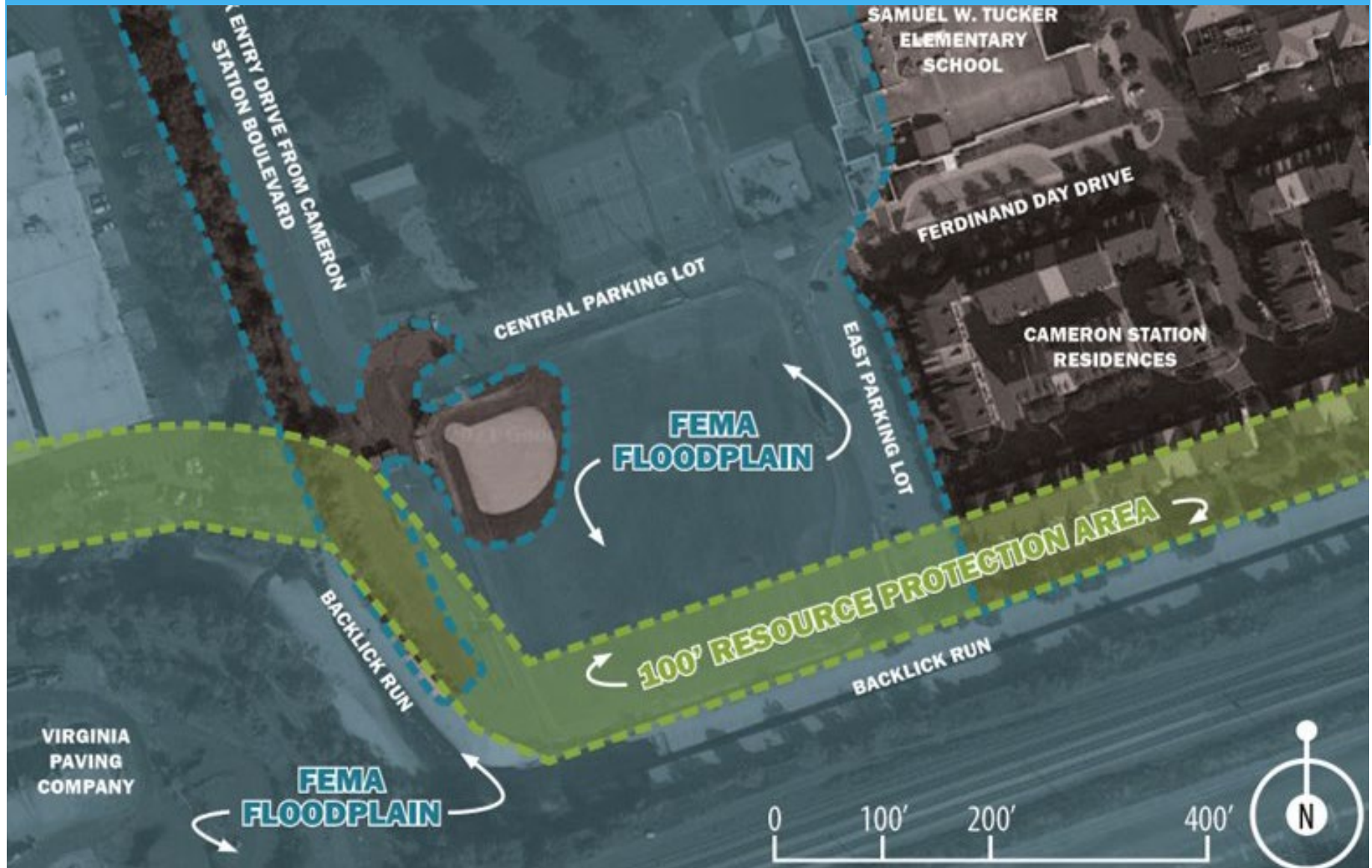
Project Background

- October 2019 – City Council authorized Armistead L. Boothe Field Renovations and Synthetic Turf Conversion Project due to delayed completion of Patrick Henry synthetic field
- November 2020 – AMT was selected as landscape architect and civil engineer
- February 2021 – Community Meeting
- February 25 through March 10, 2021 – Community Survey
- March 2021 – Park and Recreation Commission Presentation

Existing Conditions



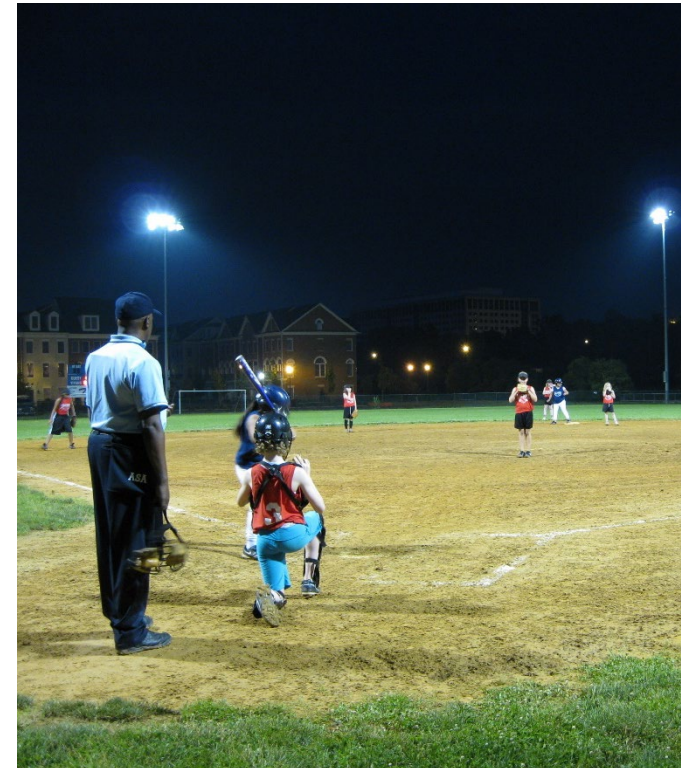
Existing Conditions



Project Program



- 1. Softball Field with ability to play Baseball**
- 2. Rectangular Field Overlay**
- 3. Lighting**
- 4. Synthetic Turf**
- 5. Batting Cages**
- 6. Dugouts**
- 7. Pitching Warmup Spaces**
- 8. Scoreboard**
- 9. Spectator Seating**
- 10. Parking Amendments**
- 11. Walking Loop**
- 12. ADA Compliance**
- 13. Site Furniture**
- 14. RPA Reforestation**
- 15. Stormwater Management**



Proposed Conversion Layout



Resource Protection Area Exception



- Article 13 of the Alexandria Zoning Ordinance is the Environmental Management Ordinance
- The RPA for this project is a buffer area of 100 feet (measured from top of bank) located along both sides of any water body with perennial flow. The project is bordered by RPAs on the west and south sides.
- Synthetic turf, while considered pervious, is not an allowable material in the RPA. As such, the project does not meet the requirements of allowable redevelopment in the RPA per Article 13.
- The proposed design removes encroachments from the west RPA. However, to meet the program needs, the design provides a new 50-foot buffer for the south RPA but does encroach on the south RPA.

Resource Protection Area Exception



Staff is requesting an exception per Section 13-119(A) of the Zoning Ordinance.

The Exception Request must be processed as follows:

- (1) The applicant must submit a request for exception and a complete Water Quality Impact Assessment (WQIA) consistent with the requirements of Section 13-117 of the Zoning Ordinance.
- (2) City staff review the request and create a recommendation and a staff report for consideration during further review by other bodies.
- (3) The exception request and the staff recommendation must be presented to the Environmental Policy Commission (EPC).
- (4) The exception request must be presented to the Planning Commission for final determination.

Proposed Conversion Layout



Existing Field





Commission Discussion

Next Steps



Community Engagement and Approval Process

- February 25, 2021 – Community Meeting
- February 25 through March 10, 2021 – Community Survey was
- March 18, 2021 – Park and Recreation Commission Presentation

- *April 2021 – Submit RPA Exception Request to the City*
- *April 15, 2021 – Park and Recreation Commission Public Hearing*
- *May 17, 2021 – Environmental Policy Commission*
- *June 2021 – Planning Commission Public Hearing*

Armistead L. Boothe Park Field Conversion Environmental Exception



Additional information:

Armistead L. Boothe Park webpage

<https://www.alexandriava.gov/120293>

Bethany Znidersic, Acting Division Chief
Bethany.Znidersic@alexandriava.gov